

**VILLAGE of SUGAR GROVE
REGULAR MEETING of the
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of March 19, 2014**

1. **CALL TO ORDER**

The meeting of the Sugar Grove Plan Commission / Zoning Board of Appeals (ZBA) was called to order at 7:00 p.m. by Chairman Irv Ochsenschlager in the Village Hall Board meeting room.

2. **ROLL CALL**

Plan commission/ZBA members present:

Irv Ochsenschlager, John Guddendorf, Ryan Reuland, Jim Eckert, Rebecca Sabo,
Mary Heineman and Heidi Lendi

Absent: None

Also present: Mike Ferencak, Village Planner and Walter Magdziarz, Community Development Director

3. **APPROVAL OF MINUTES of the January 15, 2014 MEETING**

Motion made by **Commissioner Eckert** and seconded by **Commissioner Reuland** to approve the minutes of the January 15, 2014 Plan Commission meeting as presented.

The motion carried by unanimous voice vote.

4. **PUBLIC HEARING**

- a. Petition 14-003: Senior Residential District – Text Amendment (Village of Sugar Grove)

Chairman Ochsenschlager called the public hearing to order. No public were in attendance. Staff informed the Commission that the Village has determined a need for a district to accommodate senior, age-restricted and age-targeted uses in the Village. There are two plans being considered currently for this zoning district. The main or distinguishing points are that this district permits a variety of different building types by right and this district is exclusive to senior adults. Senior housing is defined as housing for persons 55 and older. The current zoning ordinance is being modified: by revising and adding definitions that reflect terms used within the industry and by regulatory agencies for these uses, by updating the various zoning districts' use lists to remove conflicts, by moving existing senior housing types into this district from other parts of the ordinance, by adding parking requirements specific to these uses, by adjusting the lighting standards in general (not specific to this district) and by revising other sections of the code to deal with conditions of use and design standards for this district and other interrelated sections.

Mr. White is here as representative for one of the proposed senior projects.

Commissioner Eckert brought up a sentence in the staff report stating that retrofitted uses would not be permitted in this district. He wanted to clarify that if the use was a benefit and related to seniors, it could be allowed or granted a variance. Staff agreed, the point was directed to maintain the senior use on the housing aspect or to request zoning change. Meadowridge Villas is different because there are multiple owners and the HOA manages the allowed covenants. The concern and need for this district is for the single owner, multi-tenant building that can change the deed restriction if it's not in a zoning district with this restriction.

Mr. Ferencak ran through the draft. Comments from the Plan Commission included: 11-3-2 Definitions, Age-restricted Development, change homes to dwellings.

Chairman Ochsenschlager will research and find a more global term for Alzheimer's / dementia. Change the definition for Adult Day Care Center to: daily structured programs in a community setting with recreational activities, health-related, and rehabilitation services to older adults or seniors. This care is intended to be provided during the day only, not overnight. Boarding and congregate housing are mentioned to separate the seniors from other populations. This is being addressed for uses and buildings that are exclusively for seniors. Continuing Care Retirement Community should end with lifelong care; remove, 'in exchange for the payment of monthly fees and an entrance fee'. The definition for Dwelling, Seasonal was discussed and it was determined to leave it as written.

The next several pages make changes to affected portions of other zoning districts' use lists in the zoning ordinance, either adding or removing certain uses.

Next are the design regulations that are outside of the specific districts. The different types of lighting and the pace the changes should occur were discussed.

Commissioner Eckert requested that standards be added for parking lots behind buildings. A less restrictive allowance than a variance for light type was discussed; allowing for technology changes as time progresses. The average foot-candle range was reviewed. There was concern about when parking lots cannot achieve the minimum of one (1) footcandle. The glare section (e) and building-mounted lighting sections (k) could allow for an exception of the building sconces for decorative lighting. This section is more for the big parking lot lights. Facilities that don't close need to adjust their extinguished lighting times.

Commissioner Guddendorf requested that the thickness be increased for asphalt and concrete to resist cracking and crumbling. Asphalt and concrete should be 5-6" thick especially across driveways. Pavers should have a minimum added for parking lots as well.

Under section 11-12-5, parking for uses under the senior residential sub-section have different requirements than regular residential. Calculations were discussed. The standard size parking space is 9'x18'. There is no separate standard for compact cars.

The options for different parking configurations are still available. Rounding up the partial car requirement to a whole number was discussed.

Change 'Alzheimer's care facility' to the same term document-wide. Convalescent center was changed to skilled nursing facility.

11-14-2 Signs is the next section for review. In this district, residential and non-residential are mixed; it's a residential use with commercial aspects if it's a larger facility. Here, the separation was made within districts. This will be reviewed closer.

Chapter 17 is the new chapter for SR, Senior Residential District. This is the main chapter being added. This is all new but includes some similar language from other districts. This district does not allow for a planned unit development. This district also is proposed to require any age-restricted development (but not age-targeted development) be placed within it after the effective date of the ordinance.

Lot sizes were discussed. Type 1 was modeled after the residential districts and type 2 was modeled after the commercial districts. Type 1 minimum lot width is for wedge shaped lots; for instance in a cul-de-sac. Staff will verify the numbers.

Bulk regulations were used as a starting point for this district because it was what was working in Sugar Grove and there aren't many other towns with a senior district.

11-17-4, Type 1 cannot be located along a primary road (arterial or collector), staff will check on the wording. To maintain consistency, this is needed.

11-17-7, Type 1, B refers to section 11-12-3C1, it was discussed if it should be recopied here instead of the referral comment.

The building architecture and another section will be reviewed at the next meeting.

Landscaping requirements and evergreens were discussed due to the sensitivity of them to salt and the desire to have some green throughout the winter. Quantities of plants were reviewed to assure Type 2 uses would have an amount comparable to commercial properties, rather than the more stringent residential PUD landscape requirement.

Submittal requirements were discussed and a pdf format submittal would also be helpful. Staff will review the requirements.

Add grease receptacles to S under submittal requirements.

Petitioners' Request: None

Petitioner Presentation: None

Public Comments/Questions: None

A motion was made by **Commissioner Guddendorf** and seconded by **Commissioner Sabo** to continue the public hearing to the next special meeting.
The motion carried by unanimous voice vote.

5. **OLD BUSINESS**
None

6. **NEW BUSINESS**
a. Petition 14-003: Senior Residential District - Text Amendment (Village of Sugar Grove)

None

7. **PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

155 Meadows Court Variance. This was approved by the Village Board and the permit has been issued.

Ace Hardware architectural plans have been submitted for building permit, but the engineering plans for building permit have not.

K. Hovnanian will be finishing Meadowridge Villas. Any other new items are speculation.

Roundup Sports Bar & Grill opens this weekend with a soft opening.

Next meeting will be a Special Meeting March, 26, 2014.

8. **ADJOURNMENT**
A motion was made by Commissioner Reuland and seconded by Commissioner Heineman that the meeting be adjourned at 8:35 p.m.

The motion carried unanimously by voice vote.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary